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PROPERTY OF HOBOKEN PUBLIC LIBRARY  
HOBOKEN, NEW JERSEY

# Inventory and Appraisement

*of*

## PROPERTY

*of the*

# CITY OF HOBOKEN

NEW JERSEY

*Made by*

*Commission of Appraisement*

**J. P. LAVERTY**

**C. A. BURHORN**

**J. O. WHITEMORE**

***May 1st, 1916.***



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## HOBOKEN, N. J.

May 1, 1916.

*To the Honorable Mayor and Board of Commissioners, City of Hoboken, N. J.*

Gentlemen.—The accompanying report is presented by the undersigned, the Commission to Appraise Land and Physical Properties of the City of Hoboken, appointed by your Board April 19, 1915, acting under and by virtue of, the following resolution:

“Whereas, the Board of Commissioners of the City of Hoboken deem it necessary for the proper and efficient conduct of the affairs of said city that an inventory and appraisalment be made of all city property; therefore

“Resolved, That C. Alfred Burhorn, Joseph O. Whittemore and James P. Laverty be, and they are hereby appointed to make an inventory and appraisalment of all public school houses, fire houses, City Hall, Free Public Library, parks, playground buildings, stables and the equipment and furnishings thereof, the land upon which said buildings are erected and appurtenant thereto, horses, wagons, carts, fire engines, fire apparatus and all other property of any and every kind whatsoever belonging to the City of Hoboken, and submit such inventory and appraisalment in writing to said Board of Commissioners on or before May 15, 1915.”

Said date for report was extended by the Mayor and Board of Commissioners.

At the outset of our activities we decided to institute a search for all material facts which would serve to make the report as detailed and as complete as possible. We believe that everything in the public records relating to this work has been considered and included herein.

We have sought to embrace all existing property which represents an investment by the city, in which the city has equity. As there never had been a complete report made of

city property it became necessary to examine records extending back to the organization of Hoboken in 1855. The collection and consideration of such data has been a tedious undertaking, consuming considerable time.

Considerable thought was given to the question of whether the valuation of improvements should be based on the original cost or whether allowance should be made for the increased cost of labor and materials since the date of construction. It was decided that because of the incompleteness of some of the records and because of the great difference in the cost of structures of like material built in different years, it was wise to base the valuation on the cost of reproduction, making proper allowance for depreciation. In arriving at the cost of reproduction, the average rate of wages and cost of material for a period of about ten years previous to July, 1914, was used.

In the valuation of sewers we have not included "drains" laid many years ago, the locality and limits of which are not of public record.

Omission from this report of other "developments" not on public record is due to the difficulty experienced in collecting data or information sufficient to identify or classify the item.

The section pertaining to streets contains information and comparative estimates as to the cost of pavements of different materials with various types of foundation.

The schedules herewith presented can be used to ascertain valuations in future by wiping out the valuation of any structure demolished and substituting the cost of the new structure; also by adding to the present value the cost of any repairs made. A further study of the schedules will disclose many other ways in which they can be utilized as a means for determining valuations in future financial estimates.

Respectfully submitted,

JAMES P. LAVERTY,  
JOSEPH O. WHITTEMORE,  
C. ALFRED BURHORN.



## HOBOKEN, N. J.

### SUMMARY OF VALUATION.

#### STREETS,

including the value of land, grading, pavement, sidewalks, catch basins and all incidentals, 27.62 miles of streets ..... \$6,369,732 00

#### SEWERS,

including all incidentals, 17.49 miles of sewers 687,789 93

#### WATER PIPES,

including pipe, hydrants, appurtenances and all incidentals, 33.03 miles of pipe..... 359,696 00

#### SCHOOL DEPARTMENT,

including the value of land, buildings, contents and all incidentals ..... 1,822,898 46

#### FIRE DEPARTMENT,

including the value of land, buildings, contents, equipment and all incidentals..... 304,555 35

#### PUBLIC PARK,

including land, improvements and incidentals. 952,326 00

#### MISCELLANEOUS,

(comprising the Library, Industrial School, Public Pound, Police Patrol, Police Station, Street Department, Playground and Recreation Centre, City Hall and Police Signal System), including the value of land, buildings, contents, equipment and incidentals.. 757,230 00

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Total .....\$11,254,227 74

## HOBOKEN, N. J.

### VALUATION OF STREETS.

The valuation of streets has consumed much time and study and includes filling and grading done when the streets were first laid out, and to make the results more comprehensive has been considered in two parts. The one part includes the paving, curbing and sidewalks, all subject to more or less depreciation. The other part includes filling, excavation and the value of land.

An examination of the records of Street Improvements made by the city and paid for by the adjoining property owners discloses that some parts of the streets have been reImproved five different times at intervals of from one to sixteen years and that a large part of the streets thus improved by the city had been improved previously to a certain extent by the property owner.

Nearly all of the streets have been improved to a certain extent at different times for the property owners by the city, and many improvements have been made of which there is no record of cost, and which, it must be assumed, was made by the adjoining property owners direct. The records also show a great range in prices for street improvements. The cost of filling ranges from 30c. to \$1.85 per cubic yard, the average being about 75c. The Belgian block paving ranges from 90c. to \$2.90 per square yard, the average being about \$1.55.

It has been impossible to determine from these records what part of the cost was the original filling, paving and curbing, what part was reImprovement and to what extent the street had been previously improved by the property owners direct. In order to arrive at a proper cost for the improvements made, it was necessary to determine from borings made at various times throughout the city the average depth of filling in place in the meadow district. These borings disclose that some of the streets have been filled with large stone and boulders, which



have sunk into the mud to a great depth and which has brought the cost of the original improvement much beyond a reasonable figure. It has been found that the earth, loam and ash filling has an average thickness in the streets throughout the meadow district of fourteen feet.

The records of street reimprovements paid for by the city at large are complete, and from these records can be determined the cost and present value of the improvements made.

The pavement consists of asphalt, bitulithic, brick, wood block, asphalt block, blue stone block, granite block and Belgian block, all on a six to eight-inch concrete foundation, asphalt on a Belgian block foundation, asphalt and bitulithic on a Telford macadam foundation and Belgian block on sand or ashes. The curbing is of blue stone, three to five inches thick and sixteen to twenty inches deep. The sidewalks are of blue stone and concrete flags. All pavements have been estimated at their cost with a proper allowance for depreciation.

It has been determined that the value of ungraded land in the streets of the meadow district, as compared the ungraded land in the streets of the up-land district is to the ratio of one to two. The cost of grading the streets in the low land is very much greater than the cost of grading the streets in the up-land; the cost of grading when added to the land value equals 55c. per square foot, hence showing the value of graded streets, irrespective of pavement, to be equal in all sections of the city.

The value of the land and grading herein given is in some cases less than the actual cost of filling. Certain sections of Eighth, Thirteenth, Fourteenth and Fifteenth streets were improved by filling, about 1871, at a charge of \$421,567; this amount was disputed and the courts in 1875 reduced the amount to \$148,456. The value herein given for land and grading for the same sections of the above-mentioned streets is \$129,800. It has been necessary to estimate the cost of reproduction of the Belgian block pavement and the grading. The cost of all other improvements is based on the actual contract prices for the work done.

The average cost of stone block pavement on concrete is \$3 per square yard, including all work incidental to laying the same, curbing, supervision, inspection, etc. The greater amount of stone block pavement is on River street and has been laid about eighteen years. The pavement on this street is subject to frequent and heavy traffic and has depreciated about 40 per cent.

A contract has been awarded for repaving River street, using the present blocks after redressing them. When this work is done, the cost should be added to the present value herein given for River street.

The average cost of granite block pavement on concrete is \$4.13 per square yard, including all work incidental to laying the same, curbing, supervision, inspection, etc. The greater amount of granite block pavement is on Ferry street and has been laid about three years. The pavement on this street is subject to heavy traffic and has depreciated about 10 per cent.

The average cost of Belgian block on concrete is \$2.70 per square yard, including all work incidental to laying the same, curbing, supervision, inspection, etc., and including an allowance of \$20 per thousand as the value of the Belgian block. This pavement consists of selected, redressed Belgian block, taken from the repaved streets, and has been laid from one to two years. There is no depreciation except to the pavement laid by the county when the Fourteenth Street Viaduct was built, which pavement shows a depreciation of about 50 per cent. on Fourteenth street, west of Willow avenue. This large depreciation is due to the breaking up of the concrete foundation where the street was widened.

The average cost of Belgian block on sand or ashes is \$2.34 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc. The depreciation is about 50 per cent. and is due to the pavement settling, forming ruts and holes. The blocks show very little wear and are being used by the city for repaving on a concrete base at a total



outlay less than it cost when it was laid on the original foundation of sand and ashes.

The average cost of wood block pavement on concrete is \$3.90 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc. This pavement has been laid about six years and has depreciated about 7 per cent. The greater part is laid on First Street and is subject to heavy traffic.

The average cost of asphalt block pavement on concrete is \$3.20 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc. This pavement has been laid about four years and shows no apparent depreciation, the traffic being very light.

The average cost of bitulithic pavement on concrete is \$4.05 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc.

The greater part of this pavement has been laid about three years and shows considerable depreciation. No depreciation has been allowed for bitulithic pavement in this report because the city is adequately protected by a five year guarantee which is still in force and it is presumed the necessary repairs will be made this year as they have been in the past when entire blocks have been resurfaced. The traffic on the pavement is light on some streets and heavy on others.

The average cost of bitulithic on macadam is \$2.61 per square yard including all work incidental to laying same, curbing, supervision, inspection, etc. This pavement has been laid seven years and has depreciated about 10 per cent.

The average cost of asphalt pavement on concrete is \$3.76 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc. This pavement has been laid from one to three years and shows a small depreciation along the railroad tracks. No depreciation has been allowed for asphalt on concrete in this report because the city is adequately protected by a ten year guarantee which is still in force. The traffic on this pavement is frequent and heavy

on Washington Street and moderate on other streets.

The average cost of asphalt pavement on a Belgian block foundation is \$3 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc., and including an allowance of \$20 per thousand as the value of the Belgian block foundation. It has been difficult to determine a proper depreciation for this pavement. Some parts of the streets paved with asphalt on belgian block show a comparatively small depreciation, while other parts have depreciated to such an extent that it is probably cheaper in the end to lay a new pavement on a concrete base rather than make frequent necessary repairs. An examination of the records of some cities discloses that an asphalt pavement laid on a Belgian block foundation depreciates rapidly after fifteen years as shown by the cost of maintenance which ranges from 15 per cent. to 45 per cent. and in one case 80 per cent. for the last five years of a pavement twenty years old. The pavement on Park Avenue from Seventh to Eleventh Streets has been laid about seven years. All other asphalt pavement on a Belgian block foundation has been laid about nineteen years and has depreciated about 50 per cent.

The average cost of asphalt on macadam is \$2.92 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc. This pavement has also been laid about nineteen years and has depreciated about 50 per cent.

The average cost of brick pavement on concrete is \$3.34 per square yard including all work incidental to laying the same, curbing, supervision, inspection, etc. This pavement has been laid about six years on Castle Point Terrace and is subject to very light traffic. There is no apparent depreciation.



## HOBOKEN, N. J.

### SUMMARY AND SUBDIVISION OF STREETS.

	Cost.	Present value.
0.58 miles ( 13,182 sq. yds.) Stone block on concrete.....	\$39,545	\$27,854
0.58 miles ( 22,986 sq. yds.) Granite block on concrete.....	94,933	84,540
1.72 miles ( 41,658 sq. yds.) Belgian block on concrete.....	104,263	99,572
1.02 miles ( 14,747 sq. yds.) Wood block on concrete.....	57,514	53,304
0.13 miles ( 2,393 sq. yds.) Asphalt on concrete.....	7,658	7,658
2.62 miles ( 50,300 sq. yds.) Bitulithic on concrete.....	203,842	203,842
3.15 miles ( 67,153 sq. yds.) Asphalt on concrete.....	252,530	252,530
0.17 miles ( 4,192 sq. yds.) Brick on concrete.....	13,979	13,979
0.28 miles ( 5,714 sq. yds.) Asphalt on macadam.....	16,650	8,325
0.15 miles ( 3,334 sq. yds.) Bitulithic on macadam.....	8,697	7,827
3.70 miles ( 69,860 sq. yds.) Asphalt on Belgian block.....	209,408	117,930
6.90 miles (116,219 sq. yds.) Belgian block on sand or ashes.	271,954	136,325
Belgian block on sand or ashes laid by Public		
Service Railroad Co.....	15,641	7,820
Belgian block on concrete laid by Public		
Service Railroad Co.....	80,617	77,127
Wood block on concrete laid by Public Service		
Railroad Co.....	14,623	13,892
Corner basins.....	61,300	61,300
Sidewalks .....	339,693	190,211
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21.00 miles of pavement.....Total.....	\$1,792,847	\$1,364,036
Total land and grading for paved streets.....	4,149,166	4,149,166
2.22 miles of unpaved streets, total land and grading.....	483,486	483,486
4.40 miles of unimproved streets, total land.....	373,044	373,044
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27.62 miles of streets .....Total .....	\$6,798,543	\$6,369,732

# HOBOKEN, N. J. STREETS IN DETAIL.

Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
River Street,	Hudson Pl. to 4th St....Stone Block on Concrete...	1898	\$22,164	\$13,319		
" "	5th St. to 100' nor. 6th St....Bitulithic on Macadam .....	1909	7,197	6,477		
" "	Hudson Pl. to 6th St....Sidewalks .....		14,250	10,130		
River Street,	Hudson Pl. to 6th St.....(Totals)		\$43,611	\$29,926	\$96,305	\$126,231
Hudson Street,	Ferry to Newark Sts.....Stone Block on Concrete...	1910	\$ 6,080	\$5,472		
" "	Newark to 5th Sts. ....Asphalt on Belgian Block...	1897	19,158	9,579		
" "	5th to 6th Sts. ....Asphalt on Belgian Block...	1913	4,100	2,050		
" "	6th to 8th Sts. ....Asphalt on Belgian Block...	1897	11,100	5,550		
" "	8th to 11th Sts. ....Asphalt on Macadam .....	1896	16,650	8,325		
" "	11th to 14th Sts. ....Asphalt on Concrete .....	1916	17,830	17,830		
" "	Ferry to 14th Sts. ....Sidewalks .....		28,917	18,353		
Hudson Street,	Ferry to 14th St. ....(Totals)		\$103,835	\$67,159	\$286,825	\$353,984
Washington St.,	Ferry to Newark Sts....Asphalt on Concrete .....	1913	\$ 5,415	\$ 5,415		
" "	Newark to 1st Sts. ....Wood Block on Concrete...	1910	4,920	4,674		
" "	1st to 14th Sts. ....Asphalt on Concrete .....	1913	99,009	99,009		
" "	Railroad area .....	1913	37,107	34,107		
" "	Ferry to 14th Sts. ....Sidewalks .....		46,650	34,288		
Washington St.,	Ferry to 14th Sts., and to about 95 ft. nor...(Totals)		\$193,101	\$177,493	\$358,600	\$536,093
Bloomfield St.,	Ferry to Newark Sts....Belgian Block on Sand.....					
" "	Newark to 1st Sts. ....Wood Block on Concrete...	1910	\$ 2,983	\$ 1,492		
" "	1st to 4th Sts. ....Belgian Block on Sand.....		3,555	3,377		
" "	4th to 5th Sts. ....Asphalt on Concrete .....	1913	10,146	5,073		
" "	5th to 14th Sts. ....Belgian Block on Sand.....		5,220	5,220		
" "	Ferry to 14th Sts. ....Sidewalks .....		29,330	14,665		
" "			15,550	8,025		
Bloomfield St.,	Ferry to 14th Sts., and to about 95 ft. nor...(Totals)		\$66,784	\$37,852	\$229,156	\$267,008



Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Garden Street,	Ferry to 14th Sts.....Asphalt on Belgian Block..	1897	\$62,403	\$81,201		
" "	Ferry to 14th Sts.....Sidewalks .....		12,744	6,372		
Garden Street,	Ferry to 14th Sts., and to about 95 ft. nor... (Totals)		\$75,147	\$87,573	\$227,370	\$264,943
Park Avenue,	Ferry to about 300' nor... Belgian Block on Sand.....			\$ 1,170		
" "	From about 300' to		\$ 2,340			
" "	Newark St. ....Wood Block on Concrete...	1910	1,725	1,600		
" "	Newark to 4th Sts. ....Belgian Block on Sand.....		10,978	5,489		
" "	5th to 14th Sts. ....Asphalt on Belgian Block..1900 & '09		43,761	32,821		
" "	Ferry to 14th Sts. ....Sidewalks .....		15,092	7,608		
Park Avenue,	Ferry to 14th. Sts. .... (Totals)		\$73,896	\$48,688	\$254,896	\$303,584
Willow Ave.,	Ferry to 3rd Sts. ....Belgian Block on Sand ....		\$12,673	\$ 6,337		
" "	3rd to 5th Sts. ....Asphalt on Belgian Block..	1898	9,261	4,630		
" "	5th to 6th Sts. ....Asphalt on Concrete .....	1915	4,932	4,932		
" "	6th to 6th Sts. ....					
" "	Railroad area ....Belgian Block on Concrete.	1915	600	600		
" "	6th to 11th Sts. ....Belgian Block on Sand ....		19,623	9,812		
" "	11th St. to about 200'					
" "	north .....	1898	3,720	1,860		
" "	11th St. to about 200'					
" "	north Railroad area... Belgian Block on Sand ....		780	390		
" "	200' north of 11th to					
" "	13th Sts. ....Bitulithic on Concrete ....	1912	13,110	13,110		
" "	200' nor. of 11th to 13th					
" "	Sts., Railroad area... Belgian Block on Concrete.		4,275	4,000		
" "	13th to 15th Sts. ....Belgian Block on Concrete.		11,700	11,115		
" "	13th to 15th Sts., Rail-					
" "	road area ....Belgian Block on Concrete.		4,275	4,060		
" "	15th to 17th Sts. ....Bitulithic on Concrete .....	1914	19,586	19,586		
" "	15th to 17th Sts., Rail-					
" "	road area ....Belgian Block on Concrete.	1914	5,415	5,415		
" "	Ferry to 17th Sts. ....Sidewalks .....		20,292	11,493		
Willow Ave.,	Ferry to 17th Sts. .... (Totals)		\$130,242	\$97,340	\$329,016	\$426,356

Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Clinton Street,	Newark to 1st Sts. .... Belgian Block on Sand ....			\$ 1,115		
"	1st St. to 225' north of 2nd St. .... Bitulithic on Concrete.....	1912	5,922	5,922		
"	225' north of 2nd to 4th Sts. .... Asphalt on Concrete .....	1915	7,084	7,084		
"	4th to 11th Sts. .... Bitulithic on Concrete .....	1913	39,442	39,442		
"	1st to 11th Sts., Rail-road area .... Belgian Block on Concrete.		10,140	10,140		
"	11th to 12th Sts. .... Belgian Block on Sand ....		3,646	1,823		
"	Newark to 12th Sts. .... Sidewalks .....		14,146	7,553		
"	12th to 15th Sts. .... No pavement .....					
"	15th St. to City Line.... Unimproved .....					
Clinton Street,	Newark St. to City Line..... (Totals)		\$82,610	\$73,079	\$247,109	\$320,198
Grand Street,	Newark to 3rd Sts. .... Bitulithic on Concrete .....	1913	\$18,562	\$18,562		
"	3rd to 5th Sts. .... Belgian Block on Concrete.	1915	13,131	13,131		
"	5th to 8th Sts. .... Belgian Block on Sand ....		13,280	6,640		
"	Newark to 8th Sts. .... Sidewalks .....		10,934	5,467		
"	8th to 15th Sts. .... No pavement .....					
"	15th St. to City Line.... Unimproved .....					
Grand Street,	Newark St. to City Line..... (Totals)		\$55,907	\$43,800	\$234,777	\$278,577
Adams Street,	Newark to 2nd Sts. .... Belgian Block on Sand ....		\$ 7,936	\$3,968		
"	2nd St. to 225' north.... Wood Block on Concrete...	1908	3,049	2,287		
"	225' north of 2nd to 4th Sts. .... Asphalt on Concrete .....	1915	8,815	8,815		
"	4th to 5th Sts. .... Asphalt on Belgian Block....	1899	4,446	2,223		
"	5th to 6th Sts. .... Belgian Block on Sand ....		3,646	1,823		
"	6th to 7th Sts. .... Belgian Block on Concrete.	1915	4,942	4,942		
"	7th to 225' north .... Wood Block on Concrete ..	1909	4,344	3,910		
"	225' north of 7th to 8th Sts. .... Belgian Block on Sand ....		2,455	1,228		
"	8th to 9th Sts. .... Stone Block on Concrete....	1913	4,223	4,223		
"	Newark to 9th Sts. .... Sidewalks .....		9,470	4,735		
"	11th St. to City Line.... Unimproved .....					
Adams Street,	Newark St. to City Line..... (Totals)		\$53,326	\$38,154	\$196,022	\$234,176

Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Jefferson Street, Newark to 225' north of 2nd & Henderson Sts., Newark St. to City Line.	Belgian Block on Sand	....				
"	225' north of 2nd to 4th Sts.	....	\$10,827	\$ 5,413		
"	4th to 7th Sts.	1915	9,646	9,646		
"	7th St. to about 125' north of 7th to 125' north of 7th to 8th Sts.	1913	\$20,756	\$20,756		
"	125' north of 7th to 8th Sts.	1909	3,024	2,722		
"	Newark to 8th Sts.	1915	3,070	3,070		
"	8th to 13th Sts.	....	10,076	4,838		
"	13th St. to City Line.	....				
Jefferson Street, Newark St. to City Line, inc. Henderson St.. (Totals)			\$57,399	\$46,445	\$248,514	\$294,959
Madison Street, Ferry St. to 225' north of 2nd St.	Belgian Block on Sand	....				
"	225' north of 2nd to 3rd Sts.	....	\$10,827	\$ 5,413		
"	3rd to 8th Sts.	1915	3,060	3,060		
"	8th to 9th Sts.	1915	22,000	22,000		
"	Ferry to 9th Sts.	....	3,437	1,718		
"	9th St. to City Line	....	10,292	5,146		
Madison Street, Ferry St. to City Line.	No pavement	....				
Madison Street, Ferry St. to City Line. (Totals)			\$49,616	\$37,337	\$262,044	\$299,381
Monroe Street, Newark to 1st Sts.	Bitulithic on Concrete	....				
"	1st St. to 225' north of 2nd St.	1912	\$11,941	\$11,941		
"	225' north of 2nd St. to 225' north of 3rd St.	1898	7,567	3,784		
"	225' north of 3rd St. to 6th St.	1915	5,771	5,771		
"	6th to 8th Sts.	1913	27,882	27,882		
"	Newark to 8th Sts.	....	8,694	4,347		
"	8th St. to City Line	....	9,110	4,555		
Monroe Street, Newark St to City Line.	Unimproved	....				
Monroe Street, Newark St to City Line. (Totals)			\$70,965	\$58,280	\$177,424	\$235,704



Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Jackson Street, Newark St. to Paterson Ave. ....	Bitulithic on Concrete ....	1913	\$ 7,150	\$ 7,150		
" " " " " "	Asphalt Block on Concrete.	1912	4,990	4,990		
" " " " " "	Bitulithic on Concrete ....	1912	22,241	22,241		
" " " " " "	4th to 5th Sts. ....		3,425	1,713		
" " " " " "	Newark to 5th Sts. ....		4,404	2,202		
" " " " " "	5th St. to City Line ....					
Jackson Street, Newark St. to City Line. .... (Totals)			\$42,210	\$38,296	\$133,902	\$172,198
Harrison Street, Newark to Ferry Sts. ....	Belgian Block on Concrete..	1914	\$ 4,257	\$ 4,257		
" " " " " "	Ferry to 1st Sts. ....					
" " " " " "	1st to 2nd Sts. ....	1916	3,922	3,922		
" " " " " "	1st to 2nd Sts., railroad area ....	1916	1,020	1,020		
" " " " " "	Newark to 2nd Sts. ....		1,268	634		
" " " " " "	2nd to 3rd Sts. ....					
" " " " " "	3rd St. to City Line ....					
Harrison Street, Newark St. to City Line. .... (Totals)			\$10,467	\$ 9 833	\$103,631	\$113,464
Marshall Street and Division Street. ....	Unimproved .....		.....	.....	\$43,900	\$43,900
Ferry Street, Hudson to Jefferson Sts. ....	Granite on Concrete .....	1913	\$81,133	\$73,020		
" " " " " "	Hudson to Jefferson Sts., railroad area ....	1913	8,335	8,335		
" " " " " "	Jefferson St. to City Line. ....		11,726	5,863		
" " " " " "	Hudson St. to City Line. ....		6,954	3,477		
Ferry Street, Hudson St. to City Line. .... (Totals)			\$108,148	\$90,695	\$182,132	\$272,827
Hudson Place, City Line to Hudson St. ....	Granite on Concrete .....	1910	\$13,800	\$11,520		
" " " " " "	City Line to Hudson St. ....		2,160	1,080		
Hudson Place, City Line to Hudson St. .... (Totals)			\$15,960	\$12,600	\$30,800	\$43,400

Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Newark Street,	The River to Washing- ton St. ....	1909	\$ 7,078	\$ 4,840		
"	Washington to Bloom- field Sts. ....	1910	1,541	1,464		
"	Bloomfield St. to Park Av. Belgian Block on Sand ....	1910	2,600	1,300		
"	Park to Willow Aves....	1910	2,300	2,185		
"	Willow Av. to City Line..		21,468	10,734		
"	River St. to City Line....		10,808	5,404		
Newark Street,	The River to City Line..... (Totals)		\$45,795	\$25,927	\$120,312	\$146,239
First Street,	River to Washington Sts... Asphalt on Concrete .....	1915	\$ 4,240	\$ 4,240		
"	Washington to Bloom- field Sts. ....	1910	2,281	2,166		
"	Bloomfield to Garden Sts... Belgian Block on Concrete..	1916	1,500	1,500		
"	Garden to Marshall Sts... Wood Block on Concrete ..	1911	24,403	23,183		
"	Garden to Marshall Sts., railroad area .....	1911	8,939	8,492		
"	River to Marshall Sts.... Sidewalks .....		15,162	7,750		
First Street,	River to Marshall Sts..... (Totals)		\$50,525	\$47,331	\$102,739	\$150,070
Second Street,	River to Washington Sts... Asphalt on Concrete .....	1915	\$ 4,240	\$ 4,240		
"	Washington St. to Wil- low Ave. ....		4,875	2,437		
"	Willow Ave. to Mad- ison St. ....	1913	13,295	13,295		
"	Madison to Monroe Sts... Bithulithic on Concrete ....	1908	2,055	1,850		
"	Monroe to Jackson Sts... Bithulithic on Concrete ....	1914	2,055	2,055		
"	Monroe to Jackson Sts., railroad area .....	1912	5,684	5,400		
"	River to Jackson Sts.... Sidewalks .....		12,036	66,018		
"	Jackson St. to City Line.. Unimproved .....					
Second Street,	River St. to City Line..... (Totals)		\$44,240	\$35,295	\$82,247	\$117,542

Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Third Street,	River to Washington Sts... Asphalt on Belgian Block..	1910	\$ 3,914	\$ 3,523		
"	Washington to Bloomfield Sts. ....					
"	Bloomfield to Monroe Sts... Belgian Block on Concrete.	1916		1,125		
"	Monroe to Jackson Sts... Asphalt on Concrete .....	1915		27,660		
"	Jackson to Harrison Sts... No Pavement .....					
"	River to Harrison Sts... Belgian Block on Sand ...	1914	1,300	1,000		
"	Harrison St. to City Line... Sidewalks .....		9,488	4,913		
	Harrison St. to City Line... Unimproved .....					
Third Street,	River St. to City Line..... (Totals)		\$43,487	\$38,221	\$95,192	\$133,413
Fourth Street,	River Rd. to Hudson St.. Belgian Block on Concrete.	1916	\$ 3,750	\$ 3,750		
"	Hudson to Washington Sts. ....					
"	Washington to Bloomfield Sts. ....	1913	2,627	2,627		
"	Bloomfield to Garden Sts... Belgian Block on Concrete.	1913	1,125	1,125		
"	Garden to Clinton Sts... Asphalt on Concrete .....	1913	2,055	2,055		
"	Clinton to Monroe Sts... Asphalt on Belgian Block..	1898	6,084	3,042		
"	Monroe to Jackson Sts... Asphalt on Concrete .....	1915	14,641	14,641		
"	River Rd. to Jackson Sts... Belg-an Block on Sand ....		1,300	650		
"	Jackson St. to City Line.. Sidewalks .....		8,360	4,180		
	Jackson St. to City Line.. Unimproved .....					
Fourth Street,	River Rd. to City Line..... (Totals)		\$39,942	\$32,070	\$93,825	\$125,895
Fifth Street,	River Rd. to River St.... Belgian Block on Concrete.	1916	\$ 2,175	\$ 2,175		
"	River to Hudson Sts... Asphalt on Concrete .....	1915	2,159	2,159		
"	Hudson to Washington Sts. ....					
"	Washington to Bloomfield Sts. ....	1913	2,627	2,627		
"	Bloomfield to Adams Sts... Belgian Block on Sand ....		975	487		
"	Adams to Jefferson Sts... Asphalt on Belgian Block..	1898	12,564	6,282		
"	Jefferson to Monroe Sts... Belg-an Block on Sand ....		1,300	650		
"	Monroe to Jackson Sts... Belgian Block on Concrete.	1915	3,000	3,000		
"	River Rd. to Jackson Sts... Belg-an Block on Sand ....		1,300	650		
"	River Rd. to Jackson St.. Sidewalks .....		7,096	3,548		
"	Jackson St. to City Line.. Unimproved .....					
Fifth Street,	River Rd. to City Line..... (Totals)		\$33,196	\$21,578	\$87,500	\$109,078



Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Sixth Street,	River to Hudson Sts....Bitulithic on Macadam ....	1909	\$ 1,500	\$ 1,350		
"	Hudson to Washington Sts.....					
"	Washington to Garden Sts.....Asphalt on Concrete .....	1913	2,627	2,627		
"	Garden to Park Ave.....Belgian Block on Sand ....					
"	Park Av. to Clinton St....Wood Block on Concrete...	1908	2,275	1,137		
"	Clinton to Grand Sts....Asphalt on Concrete .....	1915	2,017	1,816		
"	Grand to Adams Sts....Belgian Block on Sand ....		5,055	5,055		
"	Adams to Jefferson Sts....Belgian Block on Concrete.	1915	1,950	975		
"	Jefferson to Madison Sts..Belgian Block on Sand ....		1,500	1,500		
"	Madison to Monroe Sts..Belgian Block on Concrete.	1915	1,350	675		
"	River to Monroe Sts....Bitulithic on Concrete .....	1912	1,500	1,500		
"	Monroe St. to City Line..Sidewalks .....		1,900	1,900		
"	Monroe St. to City Line..Unimproved .....		6,134	3,067		
Sixth Street,	River St. to City Line.....(Totals)		\$27,808	\$21,602	\$73,212	\$94,814
Seventh Street,	Hudson to Washington Sts.....Asphalt on Concrete .....	1913	\$ 2,627	\$ 2,627		
"	Washington to Garden Sts.....Belgian Block on Sand ....					
"	Garden St. to Park Av....Asphalt on Belgian Block...	1910	2,725	1,137		
"	Park Av. to Adams St....Belgian Block on Sand ....		1,800	1,620		
"	Adams to Jefferson Sts..Wood Block on Concrete ..	1909	5,200	2,600		
"	Jefferson to Monroe Sts..Belgian Block on Concrete.	1914	2,300	2,070		
"	Hudson to Monroe Sts....Sidewalks .....		2,250	2,250		
"	Monroe St. to City Line..Unimproved .....		5,142	2,571		
Seventh Street,	Hudson St. to City Line.....(Totals)		\$21,594	\$14,875	\$63,175	\$78,050
Eighth Street,	Hudson to Washington Sts.....Asphalt on Concrete .....	1913	\$ 2,627	\$ 2,627		
"	Washington St. to City Line.....Belgian Block on Sand ....					
"	Hudson St. to City Line..Sidewalks .....		15,925	7,962		
"	Hudson St. to City Line..Unimproved .....		4,158	2,079		
Eighth Street,	Hudson St. to City Line.....(Totals)		\$22,710	\$12,668	\$69,925	\$82,593

Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Ninth Street,	Castle Point Terrace to					
"	Hudson St. ....		\$ 1,300	\$ 650		
"	Hudson to Washington					
"	Sts. ....	1913	2,627	2,627		
"	Washington to Clinton					
"	Sts. ....		6,175	3,087		
"	Castle Point Terrace to					
"	Clinton St. ....		3,092	1,771		
"	Clinton St. to City Line..					
	Sidewalks .....					
	Unimproved .....					
Ninth Street,	Castle Point Terrace to City Line .....	(Totals)	\$13,194	\$ 8,135	\$52,675	\$40,810
Tenth Street,	Hudson to Washington					
"	Sts. ....	1913	\$ 2,627	\$ 2,627		
"	Washington to Clinton					
"	Sts. ....		6,175	3,087		
"	Clinton to Grand Sts..	1912	2,668	2,668		
"	Hudson to Grand Sts..		3,164	1,582		
"	Jefferson St. to City Line..					
	Sidewalks .....					
	Unimproved .....					
Tenth Street,	Hudson St. to City Line.....	(Totals)	\$14,634	\$ 9,964	\$46,962	\$36,926
Eleventh St.,	Hudson St. to Willow					
"	Ave. ....	1897	\$19,530	\$ 9,765		
"	Willow Ave. to Clinton					
"	St. ....					
"	Clinton to Madison Sts..	1915	2,055	2,055		
"	Hudson to Madison Sts..		5,200	2,600		
"	Madison St. to City Line..		5,280	2,615		
	Sidewalks .....					
	Unimproved .....					
Eleventh St.,	Hudson St. to City Line.....	(Totals)	\$32,015	\$17,035	\$95,035	\$112,070

Location.	Pavement.	Built.	Pavem't.	Pavem't.	Grading.	Street.
Twelfth Street,	Hudson to Washington Sts.....	Asphalt on Concrete .....	1913	\$ 2,627	\$ 2,627	
"	Washington St. to Willow Ave. ....	Belgian Block on Sand ....	1914	4,615	2,307	
"	Willow Av. to Clinton St..	Belgian Block on Concrete.		2,227	2,227	
"	Clinton to Grand Sts....	No Pavement .....				
"	Hudson to Grand Sts....	Sidewalks .....		2,424	1,212	
"	Grand St. to City Line.....	Unimproved .....				
Twelfth Street,	Hudson St. to City Line.....	(Totals)		\$11,893	\$ 8,373	\$57,985
Thirteenth St.,	Hudson to Washington Sts.....	Asphalt on Concrete .....	1913	\$ 2,627	\$ 2,627	
"	Washington St. to City Line .....	Belgian Block on Sand ....		12,415	6,208	
"	Hudson St. to City Line.....	Sidewalks .....		2,634	1,317	
Thirteenth St.,	Hudson St. to City Line.....	(Totals)		\$17,676	\$10,152	\$68,727
Fourteenth St.,	Ferry Property to Willow Ave. ....	Belgian Block on Concrete.	1915	\$12,877	\$12,877	
"	Ferry Property to Willow Av., railroad area..	Belgian Block on Concrete.	1915	9,450	9,450	
"	Willow Av. to Adams St..	Belgian Block on Concrete.	1906	8,212	4,106	
"	Adams St. to City Line..	No Pavement .....				
"	Ferry Property to City Line .....	Sidewalks .....		9,200	4,030	
Fourteenth St.,	Ferry Property to City Line .....	(Totals)		\$39,799	\$31,063	\$159,763



Location.	Pavement.	When Built.	Cost of Pavem't.	Present Value of Pavem't.	Total Value of Land and Grading.	Total Present Value of Street.
Fifteenth St.,	Park to Willow Aves....Belgian Block on Sand ....					
"	Park to Willow Aves....Sidewalks .....		\$ 1,040	\$ 520		
"	Willow Av. to City Line..No Pavement .....		180	90		
Fifteenth St.,	Park Ave. to City Line..... (Totals)		\$ 1,220	\$ 610	\$47,650	\$48,260
Sixteenth St.,	Willow Av. to City Line..Unimproved .....		.....	.....	\$12,500	\$12,500
Seventeenth St.,	Willow Av. to City Line..Unimproved .....		.....	.....	\$11,250	\$11,250
Castle Point Terrace	.....Brick on Concrete .....	1909	\$13,979	\$13,979		
"	.....Sidewalks .....		3,016	1,508		
Castle Point Terrace	..... (Totals)		\$16,995	\$15,487	\$39,187	\$54,674
Court Alley, Ferry to Seventh Sts....Belgian Block on Sand ....			\$15,600	\$ 7,800	\$33,000	\$40,800
Corner Basins on all the improved streets .....			\$61,300	\$61,300	.....	\$61,300
Grand Totals .....			\$1,792,847	\$1,364,036	\$5,005,696	\$6,369,732

## HOBOKEN, N. J.

### VALUATION OF SEWERS.

The sewer valuation has been a work of considerable difficulty. The first sewer built of which there is a public record is the Washington street brick sewer extending from Newark to Sixth streets, built about 1859. Since that time sewers have been built at intervals and since 1870 have been built in sections as needed from one to several blocks long and apparently without any system or regard for future requirements. This valuation takes no account of obsolescence.

The present value of the sewers depends upon the effect of age and the materials used in the original construction. An examination of the brick sewers disclosed a very small deterioration due to age. The greatest deterioration was found in some sewers which were built on an insufficient foundation and which show a serious settlement.

A member of this Commission viewed a section of the Park avenue sewer built in 1868 where it was recently broken open to make a connection with the upper end of the Park avenue sewer, and it was found that the materials were in just as good condition as though new. The joints of the sewer were filled flush with the face of the brick work and showed no washing out.

The excellent physical condition of nearly all the brick sewers was noted and is no doubt due to the fact that it has been necessary to build the sewers to a flat grade, reducing the velocity of the flow to such an extent that the joints have not appreciably washed out.

It has been impossible to determine the deterioration of vitrified pipe sewers by an actual examination, because of their size, which varies from 12 to 18 inches in diameter, also because of the fact that only a few have manhole connections to the sewer. It has been assumed that there is no wear of the pipe due to age. The only deterioration indicated is the tendency

of vitrified pipe to break at and above the center, due to the settlement of the ground, and to the load imposed on the top or to some form of disintegration due to this weight.

A recent exhaustive examination of vitrified pipe sewers made in the City of New York disclosed a progressive deterioration due to the causes noted above. It has been brought to the attention of this Commission that a crushing of the pipe has taken place in the City of Hoboken, consequently it has been assumed that the deterioration in vitrified pipe sewers in the City of Hoboken has been the same as elsewhere.

Sewer plans on file are not quite in accordance with the facts. In some cases they show a wood box sewer where a brick sewer exists and a brick sewer where there is a wood box sewer.

This Commission have corrected errors where found, making this report in accordance with the facts so far as could be ascertained.

Many sewers have been built of which there is no public record. The cost of sewers of which there is a record in most cases includes work done which should be charged to street improvements.

The original cost of the sewers has been extracted from the records, together with the date of construction and the location. The contract prices show a variation of from \$3 to \$10 per linear foot of brick sewers of the same size built in different years.



# HOBOKEN, N. J.

## SUMMARY OF SEWERS.

Location.	Con- struction.	Cost of Re- production.	Present Value.
Adams Street, Newark to 2nd Sts.....	Wood box	\$ 4,200 00	\$ 420 00
" " Second to Ninth Sts.....	Brick	30,121 50	28,900 48
Clinton Street, Newark to 3rd Sts. ....	Wood box	8,925 00	5,191 67
" " 3rd to 4th & 5th to 12th Sts..	Brick	24,235 75	20,368 83
Grand Street, Newark to 1st & 3rd to 6th Sts. ....	Wood box	7,494 00	3,844 00
" " 1st, 3rd, & 6th to 8th Sts..	Brick	16,767 50	15,929 14
Jefferson St., Ferry to 8th Sts. ....	Brick	35,785 56	29,740 29
Madison St., Ferry to 9th Sts. ....	Brick	47,864 77	22,497 55
Monroe Street, Newark to 8th Sts. ....	Brick	43,394 00	18,245 50
Jackson St., Newark St.-Paterson Av..	Wood box	1,475 00	147 50
" " Paterson Av. to 5th St....	Brick	19,212 90	4,803 22
Harrison St., First to Second Sts. ....	Brick	5,937 50	5,640 63
Willow Ave., Ferry to 12th Sts. ....	Brick	69,194 77	53,859 50
" " 12th to 13th & 15th to 17th Sts. ....	Vit. Pipe	7,072 00	6,809 50
Park Avenue, Ferry to 11th Sts. ....	Brick	58,925 00	45,903 75
" " 11th to 14th Sts. ....	Vit. Pipe	4,200 00	3,570 00
Garden Street, Ferry to 11th Sts. ....	Brick	68,575 00	52,431 25
" " 11th to 14th Sts. ....	Vit. Pipe	4,200 00	3,570 00
Bloomfield St., Ferry to 11th Sts. ....	Brick	51,150 00	35,605 25
" " 11th to 14th Sts. ....	Vit. Pipe	4,200 00	3,570 00
Wh'ington St., Newark to 6th Sts. & 8th to 11th Sts. ....	Brick	38,750 00	27,325 00
" " 6th to 8th Sts. & 11th to 14th Sts. ....	Vit. Pipe	12,037 00	10,231 45
Court Alley, Ferry to Newark Sts. ....	Brick	4,500 00	3,600 00
" " 7th to 10th Sts. ....	Vit. Pipe	7,290 00	6,196 50
Hudson Street, 2nd to 8th Sts. & 11th to 14th Sts. ....	Vit. Pipe	15,524 00	13,195 40
" " 8th to 11th Sts. ....	Brick	13,050 00	12,397 45

Location.	Con- struction.	Cost of Re- production.	Present Value.
River Street, Hudson Pl. to 2nd St. & 6th to 5th Sts., to River..	Vit. Pipe	7,700 00	6,545 00
Castle Point Terrace .....	Vit. Pipe	4,400 00	3,740 00
Ferry Street, Hudson to Jackson Sts....	Brick	103,812 58	98,621 97
Newark St., Park to Harrison Sts. ....	Wood box	18,200 00	4,550 00
" " Washington to River Sts..	Wd. bx. & Br'k	7,200 00	4,680 00
Paterson Av., Jackson to Marshall Sts...	Vit. Pipe	2,100 00	1,785 00
First Street, Park Av. to Jefferson St...	Wood box	14,575 00	10,931 25
" " Jefferson to Marshall Sts..	Concrete	31,713 55	31,713 55
Third Street, River to Madison Sts.....	Brick	61,730 74	48,548 81
Fifth Street, Clinton St. to Willow Av..	Brick	1,722 00	1,291 50
Eighth Street, Park to Willow Aves. ....	Brick	3,080 00	2,310 00
Elevent'nth St., Bloomfield to the River..	Brick	18,000 00	18,000 00
Fourteenth St., Park Ave. to the River..	Brick	15,900 00	15,900 00
Grand Street, 13th to 15th Sts. & 15th Sts. to the River .....	Wood box	11,970 95	2,992 74
Seventh Street, Park to Willow Aves....	Brick	2,915 00	2,186 25
Totals .....		\$912,101 07	\$687,789 93

#### SUB-DIVISION.

Classified Length of Sewers.	Cost of Re- production.	Present Value.
12.00 miles brick sewers .....	\$744,824 57	\$568,786 37
3.33 miles vit. pipe sewers .....	68,723 00	59,212 85
1.92 miles wood box sewers .....	66,839 95	28,077 16
.24 miles concrete sewer .....	31,713 55	31,713 55
Totals .....	\$912,101 07	\$687,789 93

# HOBOKEN, N. J.

## SEWERS IN DETAIL.

Location.	Construction.	When Built.	Cost.	Cost of Reproduction.	Present Value.
Adams Street,	Third to Fourth Sts.....	1886	\$3,881 60	\$4,830 75	\$4,589 25
"	Fourth to Fifth Sts. ....	1889	2,845 39	3,559 50	3,381 53
"	Fifth to Sixth Sts. ....	1891	3,537 33	4,346 25	4,128 94
"	Sixth to Eighth Sts. ....	1895	5,320 00	6,783 00	6,443 86
"	Second to Third Sts. ....	1898	3,880 00	4,902 00	4,656 90
"	Eighth to Ninth Sts.....	1907	5,700 00	5,700 00	5,700 00
"	Newark to Second Sts.....	....	.....	4,200 00	420 00
Clinton Street,	Second to Third Sts. ....	1881	2,463 95	3,325 00	2,216 67
"	First to Second Sts. ....	1885	3,284 30	3,325 00	2,216 67
"	Fifth to Eighth Sts. ....	1887	7,230 13	9,112 00	7,289 62
"	Eighth to Twelfth Sts.....	1894	9,544 25	11,452 00	9,591 05
"	Third to Fourth Sts.....	1896	2,844 27	3,671 75	3,488 16
"	Newark to First Sts. ....	....	.....	2,275 00	758 33
Grand Street,	Third to Fourth Sts. ....	1876	1,503 05	1,995 00	1,330 00
"	Fourth to Sixth Sts. ....	1880	2,692 91	3,465 00	2,310 00
"	First to Second Sts., ....	1888	3,000 00	4,294 00	4,079 30
"	Second to Third Sts. ....	1890	3,325 00	4,294 00	4,079 30
"	Sixth to Seventh Sts. ....	1890	3,422 50	4,498 25	4,273 35
"	Seventh to Eighth Sts.....	1895	2,886 73	3,681 25	3,497 19
"	Newark to First Sts. ....	....	.....	2,034 00	204 00
Jefferson St.,	Ferry to Third Sts. ....	1885	18,175 56	18,175 56	17,266 79
"	Third to Fourth Sts. ....	1887	4,275 00	5,415 00	5,144 25
"	Fourth to Fifth Sts. ....	1891	2,375 00	3,075 00	2,921 25
"	Fifth to Eighth Sts. ....	1897	7,160 00	9,120 00	4,408 00
Madison Street,	First to Second Sts. ....	1889	3,674 49	4,683 50	4,449 33
"	Second to Fifth Sts. ....	1889	8,997 00	11,700 00	2,945 00
"	Fifth to Eighth Sts. ....	1906	16,378 07	16,378 07	4,094 52
"	Ferry to First Sts. ....	1906	10,261 20	10,261 20	9,798 20
"	Eighth to Ninth Sts. ....	1910	3,780 00	4,842 00	1,210 50



Location.	Con- struction.	When Built.	Cost.	Cost of Reproduction.	Present Value.
Monroe Street,	Newark to First Sts.....Brick	1886	9,582 39	11,380 00	10,242 00
" "	First to Fourth Sts.....Brick	1891	12,255 00	15,675 00	3,918 75
" "	Fourth to Fifth Sts.....Brick	1896	2,520 35	3,115 00	778 75
" "	Fifth to Eighth Sts.....Brick	1901	10,016 00	13,224 00	3,306 00
Jackson Street,	Newark to Paterson Sts....Box	1887	1,030 00	1,475 00	147 50
" "	Paterson to First Sts.....Brick	1910			
" "	First to Second Sts.....Brick	1889	6,825 00	8,872 40	2,218 10
" "	Second to Third Sts.....Brick	1895	3,189 22	4,037 50	1,009 37
" "	Third to Fifth Sts.....Brick	1897	5,010 00	6,303 00	1,575 75
Harrison St.,	First to Second Sts. ....Brick	1898	4,896 00	5,937 50	5,640 63
Willow Avenue,	Third to Tenth Sts. ....Brick	1868	27,924 89	37,708 49	28,281 37
" "	Tenth to Twelfth Sts.....Brick	1869	13,363 78	13,363 78	10,022 83
" "	Second to Third Sts.....Brick	1869	4,703 22	5,700 00	4,275 00
" "	Ferry to Newark Sts.....Brick	1888	3,325 00	4,322 50	3,890 30
" "	Newark to Second Sts.....Brick	....	.....	8,100 00	7,390 00
" "	Twelfth to Thirtieth Sts....Pipe	....	.....	1,750 00	1,487 50
Park Avenue,	Third to Eighth Sts. ....Brick	1868	20,976 22	27,000 00	20,250 00
" "	Second to Third Sts. ....Brick	1870	5,980 00	6,175 00	4,631 25
" "	Eighth to Eleventh Sts.....Brick	1871	12,756 97	17,200 00	12,900 00
" "	First to Second Sts. ....Brick	1890	2,494 63	3,325 00	3,158 75
" "	Ferry to Newark Sts.....Brick	1898	4,348 67	5,225 00	4,963 75
" "	Eleventh to 14th Sts.....Pipe	....	.....	4,200 00	3,570 00
Garden Street,	Newark to Ninth Sts. ....Brick	1867	42,955 85	51,300 00	38,475 00
" "	Ninth to Eleventh Sts.....Brick	1868	9,025 00	11,100 00	9,325 00
" "	Ferry to Newark Sts.....Brick	....	.....	6,175 00	4,631 25
" "	Eleventh to 14th Sts.....Pipe	....	.....	4,200 00	3,570 00
Bloomfield St.,	First to Ninth Sts. ....Brick	1860	20,744 10	33,075 00	22,050 00
" "	Ninth to Tenth Sts. ....Brick	....	.....	4,750 00	3,562 50
" "	Ferry to First Sts. ....Brick	....	.....	8,100 00	6,075 00
" "	Tenth to Eleventh Sts.....Brick	....	.....	5,225 00	3,917 75
" "	Eleventh to 14th Sts. ....Pipe	....	.....	4,200 00	3,570 00

Location.	Con- struction.	When Built.	Cost.	Cost of Reproduction.	Present Value.
Washington St., Ferry to Newark Sts.....	Pipe	....	.....	2,137 00	1,816 45
" " Newark to Sixth Sts. ....	Brick	1859	13,116 40	24,500 00	15,925 00
" " Sixth to Eighth Sts. ....	Pipe	....	.....	4,275 00	3,633 75
" " Eighth to Eleventh Sts.....	Brick	....	.....	14,250 00	11,400 00
" " Eleventh to 14th Sts. ....	Pipe	....	.....	5,625 00	4,781 25
Court Alley, Ferry to Newark Sts.....	Brick	....	.....	4,500 00	3,600 00
" " Seventh to 8th Sts., &		....	.....		
" " 8th to Washington Sts.....	Pipe	....	.....	2,430 00	2,065 50
" " Eighth to Ninth Sts., &		....	.....		
" " 9th to Washington Sts.....	Pipe	....	.....	2,430 00	2,065 50
" " Ninth 10th Sts., & 10th		....	.....		
" " to Washington Sts. ....	Pipe	....	.....	2,430 00	2,065 50
Hudson Street, Eighth to Eleventh Sts.....	Brick	1890	9,975 00	13,050 00	12,397 45
" " Second to Third Sts. ....	Pipe	....	.....	2,137 00	1,816 45
" " Third to Fourth Sts. ....	Pipe	....	.....	2,137 00	1,816 45
" " Sixth to Fifth Sts., &		....	.....		
" " Fifth to River Sts. ....	Pipe	....	.....	3,600 00	3,060 00
" " Sixth to Seventh Sts., &		....	.....		
" " 7th to Bloomfield Sts.....	Pipe	....	.....	4,050 00	3,442 50
" " Eleventh to 14th Sts.....	Pipe	....	.....	3,600 00	3,060 00
River Street, Hudson Pl. to 2nd St.....	Pipe	....	.....	4,200 00	3,570 00
" " Sixth to Fifth Sts., &		....	.....		
" " Fifth to River Sts. ....	Pipe	....	.....	3,500 00	2,975 00
Castle Point Terrace, Tenth to 8th Sts.,		....	.....	2,200 00	1,870 00
" " & 8th to Hud. Sts.....	Pipe	....	.....		
" " Tenth to 11th Sts.,		....	.....	2,200 00	1,870 00
" " & 11th to Hud. Sts.....	Pipe	....	.....		
Ferry Street, Jefferson to Jackson Sts.....	Brick	1891	4,791 42	6,328 20	6,011 80
" " Jefferson to River Sts.....	Brick	1895	97,484 38	97,484 38	92,610 17
Newark Street, Park Av. to Harrison St.....	Box	1871	14,507 40	18,200 00	4,550 00
" " Washington to River Sts.....	Brick	....	.....	7,200 00	4,680 00

Location.	Con- struction.	When Built.	Cost.	Cost of Reproduction.	Present Value.
Paterson Ave., Jackson to Marshall Sts.....	Pipe	....	.....	2,100 00	1,785 00
First Street, " "	Park Av. to Jefferson St.....Box Jefferson to Marshall Sts.....Concrete	1885 1911	12,587 50 31,713 55	14,575 00 31,713 55	10,931 25 31,713 55
Third Street, " "	River St. to Park Ave.....Brick Park Av. to Madison St....Brick	1897 1869	29,381 18 19,170 56	40,185 18 24,545 56	30,138 89 18,409 92
Fifth Street, " "	Clinton St. to Willow Av.....Brick	....	.....	1,722 00	1,291 50
Eighth Street, " "	Park to Willow Aves.....Brick	....	.....	3,080 00	2,310 00
Eleventh Street, " "	Bloomfield to River Sts....Brick	....	.....	18,000 00	18,000 00
Fourteenth St., " "	Park Ave. to River St.....Brick	....	.....	15,900 00	15,900 00
Grand Street, " "	Thirteenth to 15th Sts.....Box	....	.....	5,400 00	1,350 00
Fifteenth St., " "	Grand to River Sts. ....Box	1903	6,570 95	6,750 95	1,642 74
Willow Avenue, " "	Fifteenth to 17th Sts.....Pipe	1914	5,322 00	5,322 00	5,322 00
Seventh Street, " "	Park to Willow Aves.....Pipe	1869	2,915 00	2,915 00	2,186 25
				<hr/>	<hr/>
				\$912,101 07	\$687,789 93



## HOBOKEN, N. J.

### VALUATION OF WATER PIPES.

It will be noted that there are about 33 miles of water pipe in the streets, while there are but 27.62 miles of street in the city; this is because several streets and sections of streets have two lines of pipe, and Willow avenue, from Twelfth street north, has three lines. There are about five miles of city streets with no water supply.

There are no records we could find which would enable us to determine the age and cost of the water pipes except the Madison street 16-inch line and the Bloomfield street 30-inch line and branches, laid in 1910 and 1908 respectively. From these contracts and from other sources we have been enabled to estimate the present value of all water pipes.

### VALUATION OF WATER PIPES.

0.19 miles of 4-inch pipe .....	\$ 650
19.60 miles of 6-inch pipe .....	98,325
1.14 miles of 8-inch pipe .....	7,800
7.10 miles of 12-inch pipe .....	93,500
3.32 miles of 16-inch pipe .....	61,180
0.40 miles of 24-inch pipe .....	14,700
1.28 miles of 30-inch pipe .....	67,500
340 hydrants.....	12,750
Total.....	<hr/> \$356,405
<hr/> 33.03 miles of pipe.	
Miscellaneous pipe, hydrants, gates, sleeves, reducers, bends, branches, etc., in stock.....	2,447
Equipment, supplies, etc. ....	578
Tools and sundries .....	266
Grand Total .....	<hr/> \$359,696

## HOBOKEN, N. J.

### SCHOOL DEPARTMENT.

Each school building was visited, carefully inspected and the physical condition noted. The brick work of the buildings show practically no depreciation, the interiors show a progressive deterioration depending upon age and the materials used in construction.

SCHOOL NO. 1 was erected in 1914 and is a reinforced concrete structure with brick faced walls, four stories in height and contains rock maple flooring throughout, is fireproof and conforms with the State law governing school buildings. No apparent depreciation.

SCHOOL NO. 2 was erected in 1867 and is of brick construction, three stories in height and has yellow pine flooring throughout. The brick work has depreciated about 10 per cent. and the interior about 40 per cent.

SCHOOL NO. 3 was erected in 1870 and is of brick construction, three stories in height and has yellow pine flooring throughout. The brick work has depreciated about 6 per cent. and the interior about 40 per cent.

SCHOOL NO. 4 was erected in 1877 and is of brick construction, three stories in height and has rock maple flooring on the first floor and yellow pine flooring on the remaining floors. The interior has depreciated about 40 per cent.

SCHOOL NO. 5 was erected in 1887 and is of brick construction, two stories in height and has yellow pine flooring throughout. The interior has depreciated about 30 per cent.

SCHOOL NO. 6 was erected in 1891 and is of brick construction, three stories in height and has yellow pine flooring throughout. The interior has depreciated about 20 per cent.

SCHOOL NO. 7 was erected in 1897 and is of brick construction, three stories in height and has rock maple flooring throughout. The interior has depreciated about 10 per cent.

SCHOOL NO. 8 was erected in 1904 and is of brick construction, three stories in height and has yellow pine flooring throughout. The interior has depreciated about 50 per cent. The great depreciation in this comparatively new building is caused by an insufficient foundation and other faults in construction. Since this school was first inspected and valued two extensions have been built, the foundation strengthened and other repairs made which has reduced the depreciation to about 10 per cent., which is about the normal wear and tear to a building of this character.

SCHOOL NO. 9 was erected in 1908 and is of reinforced concrete construction with brick faced walls, three stories in height and has rock maple flooring throughout, with concrete flooring in all corridors. This building is fireproof and conforms with the State law governing school buildings. The interior has depreciated about 10 per cent.

THE HIGH SCHOOL was erected in 1911 and is of reinforced concrete construction, three stories in height and has maple flooring throughout. This building is fireproof and conforms with the State law governing school buildings. No depreciation.

In fixing the values of these buildings no account has been taken of their adaptability measured by the requirements for modern school buildings. The values have been based on their physical condition at the time of inspection. The original cost was ascertained where possible. The original cost of some of the buildings is much less than they could be duplicated for. In arriving at the present value we estimated the cost of reproduction, making proper allowance for depreciation.

## HOBOKEN, N. J.

### SCHOOL DEPARTMENT—SUMMARY OF LAND, BUILDINGS AND CONTENTS.

School.	Location.	Total Cost of Reproduction.	Total Pres- ent Value.
School No. 1,	Northeast cor. Garden & Third Sts. ....	\$416,052 95	\$415,016 33
School No. 2,	West side of Garden St., bet. 9th & 10th Sts....	67,162 23	54,965 34
School No. 3,	West side of Adams St., bet. 2nd & 3rd Sts....	69,084 72	54,680 07
School No. 4,	West side of Park Ave., bet. 5th & 6th Sts. ...	81,114 04	66,625 84
School No. 5,	Southwest cor. Clinton & Second Sts. ....	86,725 13	76,395 75
School No. 6,	Northwest cor. Willow Ave. & Eleventh St....	188,248 00	170,401 78
School No. 7,	Southwest cor. Park Av. & Newark St ....	140,039 61	132,277 44
School No. 8,	Seventh St., bet. Adams & Jefferson Sts. ....	212,876 00	202,865 00
School No. 9,	Northeast cor. Monroe & & Second Sts. ....	253,232 85	240,805 96
High School ....	.....	410,034 51	405,105 50
Truant School ....	.....	357 14	197 69
Misc. Schools ....	.....	4,408 52	3,561 76
		<hr/>	<hr/>
		\$1,929,335 70	\$1,822,898 46



# HOBOKEN, N. J.

## SCHOOL DEPARTMENT—VALUATION OF LAND AND BUILDINGS.

School.	Location.	Plot.	Land Value.	When Built.	Approximate Dimension Cu. Ft.	Original Cost.	Cost of Re-production.	Value of Present Buildings on Land Purchased.	Value of Razed Buildings on Land Purchased.	Present Total Value.
School No. 1,	N. E. cor. Garden & Third Sts. ..	222x131	\$44,000	1914	1,581,808	\$312,793	\$312,793	\$36,827	\$393,620	
School No. 2,	W. side Garden St., bet. 9th & 10th Sts.	131x110	23,500	1867	306,630	.....	36,795	27,596	.....	51,096
School No. 3,	W. side Adams St., bet. 2nd & 3rd Sts.	100x100	11,000	1870	352,053	35,000	53,246	40,900	.....	51,900
School No. 4,	W. side Park Av., bet. 5th & 6th Sts.	90x100	14,500	1877	491,212	36,975	58,945	47,158	.....	61,658
School No. 5,	S. W. cor. Clinton & Second Sts. ...	150x100	19,500	1887	501,174	37,224	63,141	54,120	.....	73,620
School No. 6,	N. W. cor. Willow Ave. & 11th St..	200x 96	32,000	1891	976,594	92,267	146,489	131,840	.....	163,840
School No. 7,	S. W. corner Park Av. & Newark St.	*100x108	16,500	1897	507,640	76,032	111,680	106,096	5,500	128,096
School No. 8,	7th St., bet Adams & Jefferson Sts.	200x125	22,000	1904	923,585	122,414	148,538	113,903	.....	.....
" "	Extension ..	.....	.....	1915	107,200	30,000	30,000	30,000	.....	.....
" "	Repairs .....	.....	.....	....	.....	.....	.....	.....	28,278	\$194,181
School No. 9,	N. E. cor. Monroe & Second Sts. ...	50x 60	3,000	1908	1,105,398	217,333	217,083	206,479	.....	232,579
" "	.....	140x150	23,100	....	.....	.....	.....	.....	.....	.....
			\$26,100							
High School,	N. E. cor. Garden Street.....	200x200	86,000	1911	1,245,617	257,214	257,214	257,214	16,361	359,575
Totals	.....		\$295,100		.....	.....	\$1,435,924	\$1,356,377	\$58,688	\$1,710,165

\*Irregular Plot.

# HOBOKEN, N. J.

## SCHOOL DEPARTMENT—VALUATION OF CONTENTS.

School.	Article.	Cost.	Total.	Present Value.	Total.
School No. 1,	Books....	\$ 3,218 76		\$ 2,682 14	
" " "	Stationery	2,628 55		2,128 55	
" " "	Furniture.	15,428 32		15,428 32	
" " "	Clinic....	1,157 32		1,157 32	
			\$22,432 95		\$21,396 33
School No. 2,	Books....	\$1,297 62		\$ 865 08	
" " "	Stationery	517 96		517 96	
" " "	Furniture.	5,057 55		2,486 30	
			6,867 23		3,869 34
School No. 3,	Books....	\$ 702 40		\$ 465 08	
" " "	Stationery	421 42		421 42	
" " "	Furniture.	3,714 90		1,890 38	
			4,838 72		2,780 07
School No. 4,	Books....	\$2,144 42		\$1,429 62	
" " "	Stationery	811 57		811 57	
" " "	Furniture.	4,713 05		2,726 65	
			7,669 04		4,967 84
School No. 5,	Books....	\$ 643 09		\$ 428 73	
" " "	Stationery	300 94		300 94	
" " "	Furniture.	3,140 10		2,046 08	
			4,084 13		2,775 75
School No. 6,	Books....	\$2,134 71		\$1,423 14	
" " "	Stationery	779 84		779 84	
" " "	Furniture.	6,844 45		4,358 80	
			9,759 00		6,561 78
School No. 7,	Books....	\$ 799 85		\$ 533 23	
" " "	Stationery	403 36		403 36	
" " "	Furniture.	5,156 40		3,244 85	
			6,359 61		4,181 44
School No. 8,	Books....	\$2,963 00		\$1,976 00	
" " "	Stationery	802 00		802 00	
" " "	Furniture.	8,573 00		5,906 00	
			12,338 00		8,684 00
School No. 9,	Books....	\$1,123 19		\$ 748 79	
" " "	Stationery	711 19		711 19	
" " "	Furniture.	8,215 47		6,766 98	
			10,049 85		8,226 96
High School,	Books....	\$ 4,634 26		\$ 3,524 62	
" " "	Stationery	1,220 59		1,220 59	
" " "	Furniture.	42,377 66		38,670 29	
" " "	Chemistry	2,227 00		2,115 00	
			50,459 51		45,530 50
Truant School,	Books....	\$ 23 40		\$ 15 60	
" " "	Stationery	30 44		30 44	
" " "	Furniture.	303 30		151 65	
			357 14		197 69
Misc. Schools,	Stationery	\$2,860 00		\$2,860 00	
" " "	Furniture.	1,063 52		326 76	
" " "	Wagon Scale	485 00		375 00	
			4,408 52		3,561 76
Grand Total			\$139,623 70		\$112,733 46

## HOBOKEN, N. J.

### FIRE DEPARTMENT.

Each firehouse was visited, carefully inspected and the physical condition noted. There has been practically no depreciation of the brick walls. The interiors show a depreciation of about 20 per cent. for all the houses with the exception of Engine House No. 4, which shows a general depreciation of about 50 per cent.

The original cost was ascertained and was found to be less for some of the buildings than they could be replaced for. In arriving at the present value we estimated the cost of reproduction, making a proper allowance for depreciation.

### FIRE DEPARTMENT—SUMMARY OF LAND, BUILDINGS AND CONTENTS.

Location.	Total Cost of Reproduction.	Total Present Value.
Engine No. 1, Hudson St., bet. First & Second Sts. ....	\$52,994 25	\$49,000 10
Engine No. 2, Washington St., bet. 13th & 14th Sts. ...	56,110 50	47,355 00
Engine No. 3, Ferry & Newark Sts...	50,807 50	42,596 50
Engine No. 4, Park Ave., bet. Second & Third Sts. ....	12,758 75	7,752 15
Engine No. 5, Grand St., bet. Fourth & Fifth Sts. ....	56,840 00	39,319 00
Engine No. 6, Cor. Clinton & 8th Sts.	59,587 95	48,509 60
Engine House, Cor. Jefferson & 2nd Sts. (Ld. & Bldg. only)	48,515 00	48,515 00
Hook & Ladder Co., No. 1, Equipm't only	9,466 00	4,455 00
Hook & Ladder Co., No. 2, Equipm't only	7,776 00	6,330 00
General Equipment .....	14,987 00	10,723 00
	\$369,842 95	\$304,555 35

# HOBOKEN, N. J.

## FIRE DEPARTMENT—VALUATION OF LAND AND BUILDINGS.

Engine.	Location.	Plot.	Land Value.	When Built.	Approximate Cu. Ft.	Original Cost.	Cost of Reproduction.	Present Value.	Present Total Value.
Engine No. 1, Hudson St., bet. First & Second Sts. ....		25x100	\$ 8,750	1893	108,000	\$ 16,999	\$ 25,920	\$ 23,328	\$ 32,078
Engine No. 2, Washing'tn St., bet. 13th & 14th Sts. ....		30x110	13,200	1890	124,503	14,957	32,370	29,133	42,333
" " Extension .....				1909		10,279			
Engine No. 3, Ferry & Newark Sts..		35.5x72.5	5,148	1892	102,122	23,449	34,721	31,249	36,397
Engine No. 4, Park Ave., bet. Second & Third Sts. ....		21.75x100	2,610	1864	33,202	3,975	5,976	2,988	5,598
Engine No. 5, Grand St., bet. Fourth & Fifth Sts. ....		43.75x100	4,812	1898	99,520	20,030	29,856	26,871	31,683
Engine No. 6, Cor. Clinton & 8th Sts.		30x90.5	5,430	1908	95,540	37,003	37,003	33,303	38,733
Engine House, Cor. Jefferson & 2nd Sts.		75x75	8,500	1915	121,080	40,015	40,015	40,015	48,515
			\$48,450			\$166,707	\$205,861	\$186,887	\$235,337
				.....					



## HOBOKEN, N. J.

### FIRE DEPARTMENT—APPARATUS, EQUIPMENT, FURNITURE AND FIXTURES.

	Article.	Cost.	Total.	Present Value.	Total.
Property outside of Company Equipments, including alarm system ...	Apparatus.	\$ 2,300 00		\$1,500 00	
	Equipment.	11,188 00		8,653 00	
	Furniture & Fixtures..	1,499 00		570 00	
		<hr/>	\$14,987 00	<hr/>	\$10,723 00
Engine Co. No. 1,	Apparatus..	\$14,450 00		\$14,200 00	
" " " "	Equipment..	3,532 75		2,510 50	
" " " "	Furniture & Fixtures...	341 50		211 60	
		<hr/>	\$18,324 25	<hr/>	\$16,922 10
Engine Co. No. 2,	Apparatus.	\$6,000 00		\$2,000 00	
" " " "	Horses.....	1,160 00		800 00	
" " " "	Equipment..	2,670 00		1,946 00	
" " " "	Furniture & Fixtures...	710 50		276 00	
		<hr/>	\$10,540 50	<hr/>	\$5,022 00
Engine Co. No. 3,	Apparatus.	\$6,000 00		\$3,000 00	
" " " "	Horses.....	1,160 00		800 00	
" " " "	Equipment..	2,816 50		2,091 00	
" " " "	Furniture & Fixtures...	762 00		308 50	
		<hr/>	\$10,938 50	<hr/>	\$6,199 50
Engine Co. No. 4,	Apparatus.	\$2,475 00		\$1,150 00	
" " " "	Horses.....	380 00		200 00	
" " " "	Equipment..	821 50		614 00	
" " " "	Furniture & Fixtures...	496 25		190 15	
		<hr/>	\$4,172 75	<hr/>	\$2,154 15
Engine Co. No. 5,	Apparatus.	\$16,250 00		\$4,150 00	
" " " "	Horses.....	1,450 00		1,000 00	
" " " "	Equipment..	3,387 00		2,145 00	
" " " "	Furniture & Fixtures...	1,085 00		341 00	
		<hr/>	\$22,172 00	<hr/>	\$7,636 00
Engine Co. No. 6,	Apparatus.	\$11,500 00		\$6,000 00	
" " " "	Horses.....	1,400 00		1,000 00	
" " " "	Equipment..	3,246 50		2,401 00	
" " " "	Furniture & Fixtures...	1,008 45		375 60	
		<hr/>	\$17,154 95	<hr/>	\$9,776 60

	Article.	Cost.	Total.	Present Value.	Total.
H'k & Ladder					
Co. No. 1,	Apparatus..	\$5,700 00		\$2,300 00	
" " " "	" " Horses.....	1,160 00		800 00	
" " " "	" " Equipment..	1,775 00		1,066 50	
" " " "	" " Furniture & Fixtures...	831 00		288 50	
		<hr/>	\$9,466 00	<hr/>	\$4,455 00
H'k & Ladder					
Co. No. 2,	Apparatus..	\$5,825 00		\$5,150 00	
" " " "	" " Horses.....	870 00		600 00	
" " " "	" " Equipment..	653 00		442 00	
" " " "	" " Furniture & Fixtures...	425 00		138 00	
		<hr/>	\$7,776 00	<hr/>	\$6,330 00
			<hr/>		<hr/>
			\$115,531 95		\$69,218 35

## HOBOKEN, N. J.

### PUBLIC PARKS.

The public parks have been improved from time to time. The first improvement on record for Church Square Park was made in 1873, for Hudson Square Park about 1875, for Elysian Park about 1899. The cost of improvements to the parks herein given includes grading, walks, benches, trees, retaining walls, buildings, fences, etc.

### PUBLIC PARKS.

Park.	Location.	Plot.	Land Value.	Cost of Improvement.	Total Present Value.
Church Square Park,	Garden St. to Wil-				
	low Ave. & 3rd				
	to 4th Sts. ....	465x300	\$279,000	\$36,771	\$315,771
Hudson Square Park,	Hudson St. to the				
	Hudson River &				
	3rd to 4th Sts..	469x300	422,100	28,075	450,175
Elysian Park, ....	Hudson Street to				
	River Road & Irregular				
	10th to 11th Sts.	Shape.	157,425	32,055	186,380
Totals.....			\$858,525	\$96,901	\$952,326

## HOBOKEN, N. J.

### MISCELLANEOUS VALUATIONS.

Under this heading is included the library, public pound, police patrol building, police station, street department stable, playground and recreation centre, City Hall and the public bath.

These buildings and grounds were visited and inspected. The brick work in most cases shows practically no depreciation. The depreciation shown in this schedule for brick buildings represents the depreciation to the interiors except as otherwise noted.

The PUBLIC LIBRARY was erected in 1897 and is of brick construction, three stories in height with wood floors throughout. The basement and other portions of this building are occupied by the Industrial School. The interior has depreciated about 10 per cent.

The PUBLIC POUND was erected in 1900 and is of brick construction, one story in height with a concrete floor. A small extension built of wood was erected in 1914. The brick building has depreciated about 20 per cent. Since this building was first visited and viewed additions and repairs have been made which has reduced the depreciation to practically nothing.

The POLICE PATROL building was erected in 1881 and is of brick construction, two stories in height with wood floors. This building has depreciated 25 per cent. Since this building was first visited and valued extensive repairs have been made which has reduced the depreciation to practically nothing.

POLICE STATION, SECOND PRECINCT, was erected in 1890 and is of brick construction, two stories in height with wood floors; the interior has depreciated about 20 per cent.

STREET DEPARTMENT STABLE was erected in 1912 and is of brick construction, one story in height with a concrete floor; depreciation about 2 per cent.



**PLAYGROUND and RECREATION CENTER.** The building on the playground and recreation center was erected in 1910, is of brick construction, two stories in height with wood floors throughout. The interior has depreciated about 20 per cent.

**CITY HALL.** The main body of the City Hall was erected in 1880 and in 1911 extensions were built and extensive repairs made to the interior of the old building. In 1915 alterations were made to accommodate the officers of the new form of government. The building is of brick construction with wood floors. There is no apparent depreciation.

The **PUBLIC BATH** was purchased in 1887 and having outlived its usefulness the city recently disposed of it without receiving anything in return, but was compelled to pay a small amount for its removal.

The **POLICE SIGNAL SYSTEM**, consisting of copper wire, switchboard and police boxes, was reconstructed a few years ago. A slight depreciation has been allowed for the switchboard and boxes.

## HOBOKEN, N. J.

### MISCELLANEOUS—SUMMARY OF LAND, BUILDINGS AND CONTENTS.

Buildings, Etc.	Location.	Cost of Reproduction.	Present Value.
Library, .....	Northwest cor. 5th St. & Park Ave..	\$184,203	\$145,132
Industrial School,	5th St. & Park Ave.	4,747	3,391
Public Park, .....	Cor. 12th & Madison Sts. ....	10,143	19,077
Police Patrol, ....	Bloomfield St., bet. 2nd & 3rd Sts...	13,928	13,428
Police Station, ...	Cor. 12th St. & Willow Ave. ....	38,510	34,608
Street Dept. Stable,	Jackson Street, bet. 1st & 2nd Sts...	28,081	25,538
Play Ground & Recreation Centre,	Jef- ferson St., bet. 1st & 2nd Sts. ..	46,557	43,485
City Hall .....		479,772	476,979
Police Signal Station .....		6,195	4,592
Public Bath .....		9,708	none
		<hr/> \$821,844	<hr/> \$757,230

# HOBOKEN, N. J.

## MISCELLANEOUS—VALUATION OF LAND AND BUILDINGS.

School.	Location.	Plot.	Land Value.	When Bu. lt.	Approximate Dimen- sion Cu. Ft.	Orig- inal Cost.	Cost of Re- production.	Value of Razed	
								Present Value.	Buildings on Land Total Purchased. Value.
Library, . . . . .	N. W. cor. 5th St. & Park Ave. . .	60x95 39x20	\$12,960	1897	357,680	\$49,834 767	\$74,751 767	\$71,014 767	\$4,759
" Including Industrial School									\$89,500
Public Pound, Cor. 12th & Madison Sts. . . . .		50x100	2,500	1900	21,250	3,849	5,737	4,591	
" " Extension . . . . .				1914		1,106	1,106	1,106	
" " Cages . . . . .				1915		800	800	800	
" " Repairs . . . . .				1915			1,080	1,080	10,077
Police Patrol, Bloomfield St., bet. 2nd & 3rd Sts. . .		20x75	3,000	1881 1915	49,551	5,161	7,928	4,809 3,119	10,928
Police Station, Cor. 12th St. & Willow Ave. . .		30x82.5	4,950	1890	113,850	21,297	32,373	29,136	34,086
Street Dept. Stable, Jackson St., bet 1st & 2nd Sts.		50x100	4,200	1912	80,500	16,395	16,395	16,000	20,200
Play Ground & Recreation Centre Jefferson St., bet. 1st & 2nd Sts. . .		175x100	25,000	1910	67,650	18,095	18,095	16,295	41,295
City Hall, . . . Washington St. to Bloomfield St., & Newark to 1st Sts.		150x150	225,000	1880	719,664	62,161	91,238		
" " Extensions & Re- pairs . . . . .				1911 1915	130,496	128,708 10,000	128,708 10,000	229,946	454,946
" " Alterations . . . . .						6,195	6,195	4,592	4,592
Police Signal System, . . . . .				1887		9,708	9,708	none	none
Public Bath, . . . . .									
Totals . . . . .			\$277,610			\$329,076	\$403,801	\$383,255	\$4,759
									\$865,624

## HOBOKEN, N. J.

### MISCELLANEOUS—VALUATION OF CONTENTS.

Article.		Cost.	Total.	Present Value.	Total.
Library, .....	Books .....	\$66,200		\$44,130	
"	Furniture ....	9,766		6,502	
"	Card Index ..	15,000		5,000	
			\$90,966		\$55,632
Industrial Sch'l,	Furniture ...	4,747	4,747	\$3,391	3,391
Police Patrol,	Automobile ..	3,000	3,000	\$2,500	2,500
Police Station,					
2nd Precinct,	Furniture ....	1,187	1,187	\$522	522
Street Dept.,	Horses &				
"	Equipment..	3,024		\$2,349	
"	Carts, Sweepers				
"	& Snow Plough	2,387		1,657	
"	Gen. Equipm't.	845		383	
"	Wood Block for				
"	Paving Repairs	750		750	
"	Supplies, tools,				
"	& furniture ..	480		199	
			7,486		5,338
Play Ground &					
Recreation Centre,	Miscel-				
	laneous Equip-				
	ments.....	3,462	3,462	\$2,190	2,190
City Hall, ....	Furniture ....	17,667		\$17,667	
" "	Miscellaneous				
" "	Equipments .	4,733		2,366	
" "	Automobile ..	2,426		2,000	
			24,826		22,033
			\$135,674		\$91,606

The foregoing report is respectfully submitted,

JAMES P. LAVERTY,  
JOSEPH O. WHITTEMORE,  
C. ALFRED BURHORN.













137490<sup>c</sup>

FREE PUBLIC LIBRARY.

HOBOKEN, N. J.

CITY APPROPRIATION.

CLASS *Hob. Ref.* NO.

336.2 H 65<sup>c</sup>

137490<sup>c</sup>

*Hob. Ref.*

336.2 H 65<sup>c</sup>

*Hoboken*



